

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** East Rural King County / 90

**Previous Physical Inspection:** 2002

### Improved Sales:

Number of Sales: 51

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2006 Value</b>	\$44,100	\$181,700	\$225,800	\$249,300	90.6%	21.86%
<b>2007 Value</b>	\$47,100	\$197,800	\$244,900	\$249,300	98.2%	21.86%
<b>Change</b>	+\$3,000	+\$16,100	+\$19,100		+7.6%	0.00%
<b>% Change</b>	+6.8%	+8.9%	+8.5%		+8.4%	0.00%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2006 Value</b>	\$31,000	\$150,700	\$181,700
<b>2007 Value</b>	\$33,000	\$164,100	\$197,100
<b>Percent Change</b>	+6.5%	+8.9%	+8.5%

Number of one to three unit residences in the Population: 657

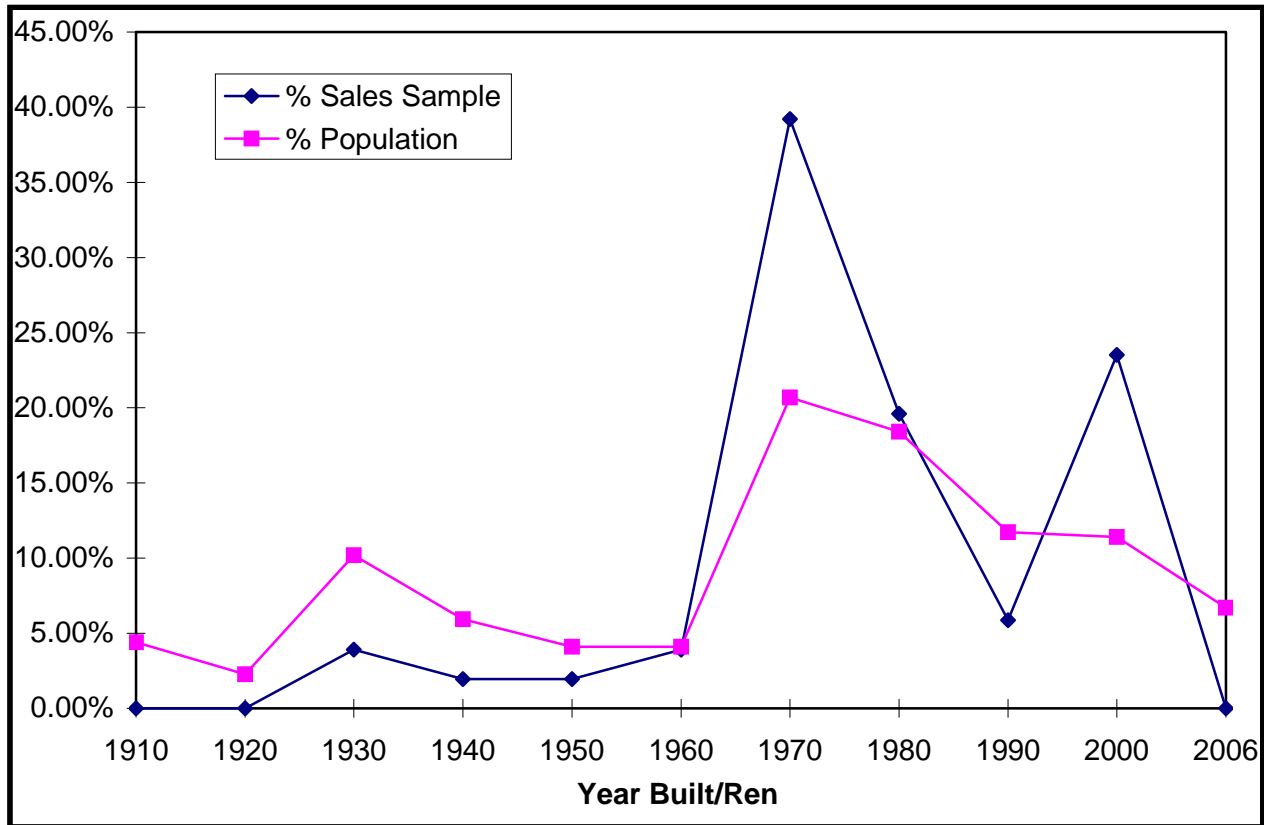
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. **There were only 51 sales available for analysis. This is not a large enough statistical sample to develop a variable mass appraisal model. The limited sales only allowed for a single overall adjustment for this area. Area 90 is due to be physically inspected for the 2009 roll year.**

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	3.92%
1940	1	1.96%
1950	1	1.96%
1960	2	3.92%
1970	20	39.22%
1980	10	19.61%
1990	3	5.88%
2000	12	23.53%
2006	0	0.00%
	51	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	29	4.41%
1920	15	2.28%
1930	67	10.20%
1940	39	5.94%
1950	27	4.11%
1960	27	4.11%
1970	136	20.70%
1980	121	18.42%
1990	77	11.72%
2000	75	11.42%
2006	44	6.70%
	657	

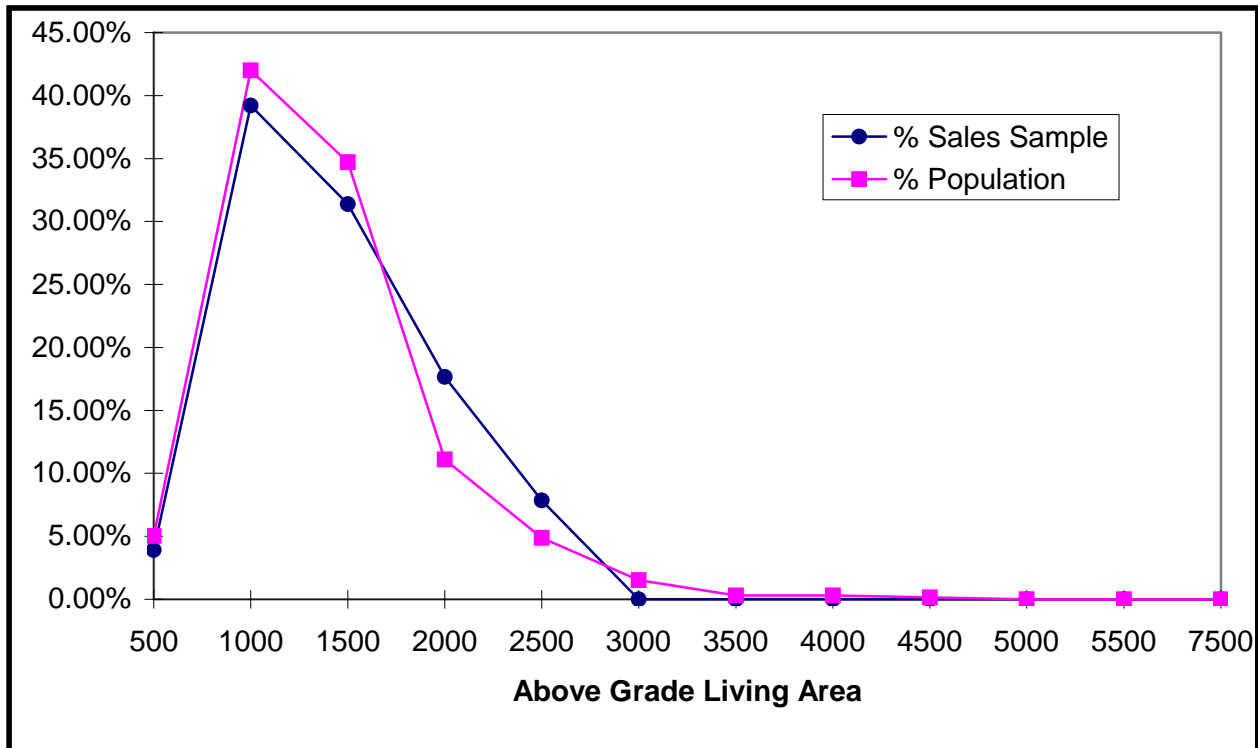


Sales of homes built around the 1970's are over-represented in this sample. This distribution is not ideal but still useable for both analysis and appraisals.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	2	3.92%
1000	20	39.22%
1500	16	31.37%
2000	9	17.65%
2500	4	7.84%
3000	0	0.00%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	51	

<b>Population</b>		
AGLA	Frequency	% Population
500	33	5.02%
1000	276	42.01%
1500	228	34.70%
2000	73	11.11%
2500	32	4.87%
3000	10	1.52%
3500	2	0.30%
4000	2	0.30%
4500	1	0.15%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	657	

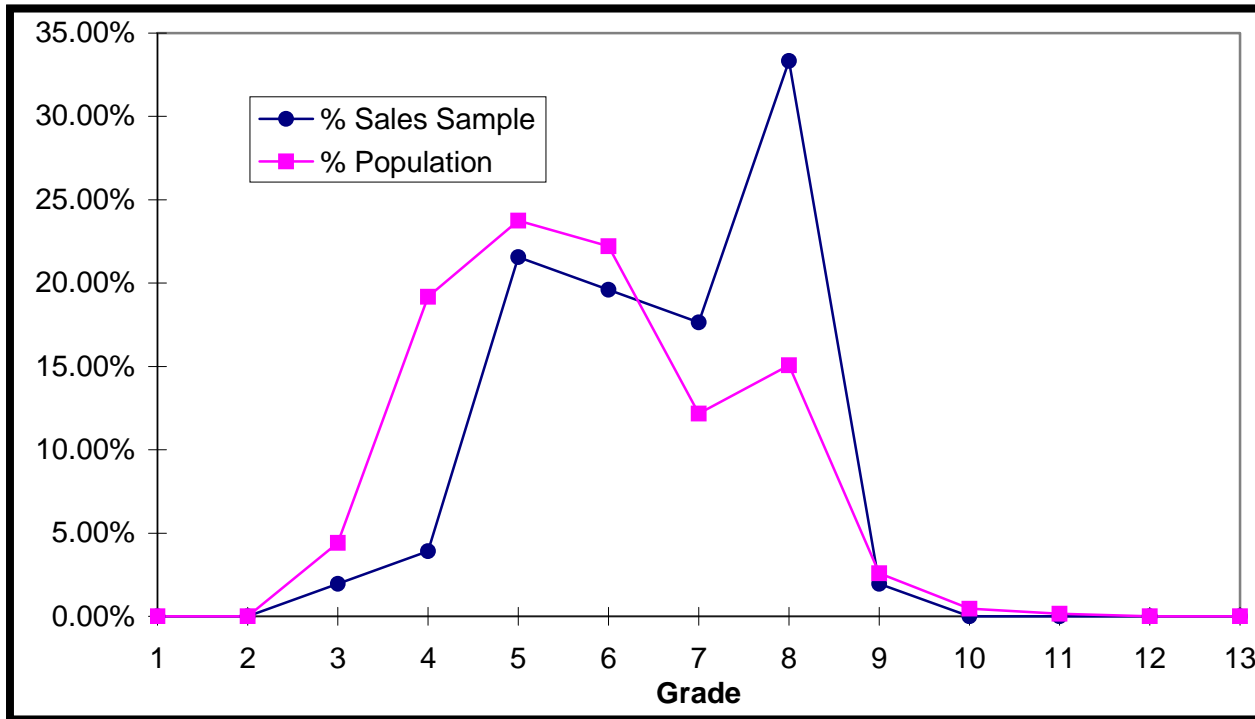


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

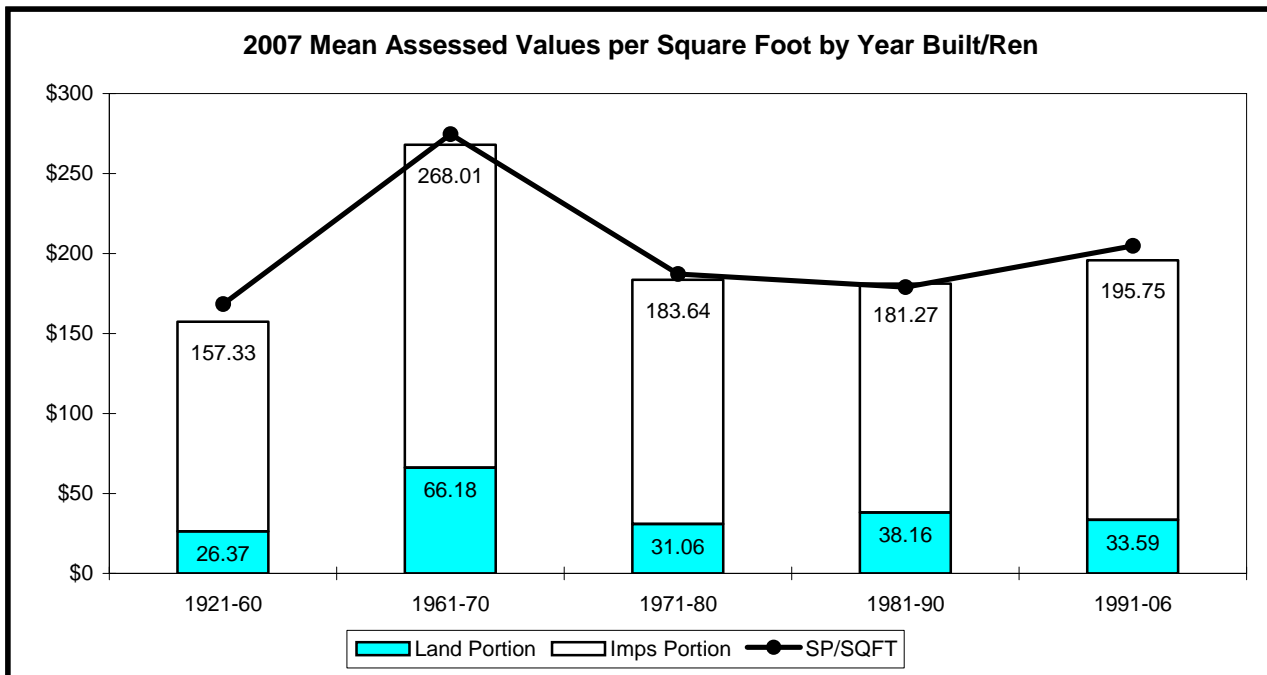
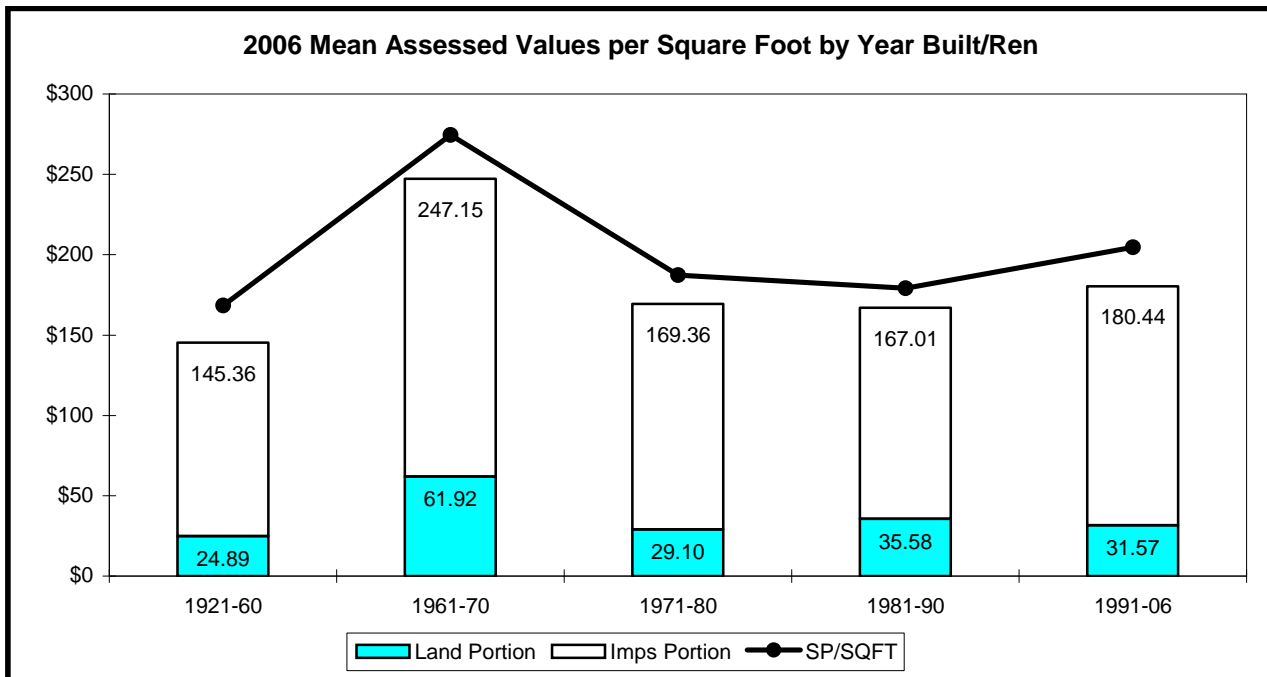
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	1	1.96%
4	2	3.92%
5	11	21.57%
6	10	19.61%
7	9	17.65%
8	17	33.33%
9	1	1.96%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
51		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	29	4.41%
4	126	19.18%
5	156	23.74%
6	146	22.22%
7	80	12.18%
8	99	15.07%
9	17	2.59%
10	3	0.46%
11	1	0.15%
12	0	0.00%
13	0	0.00%
657		



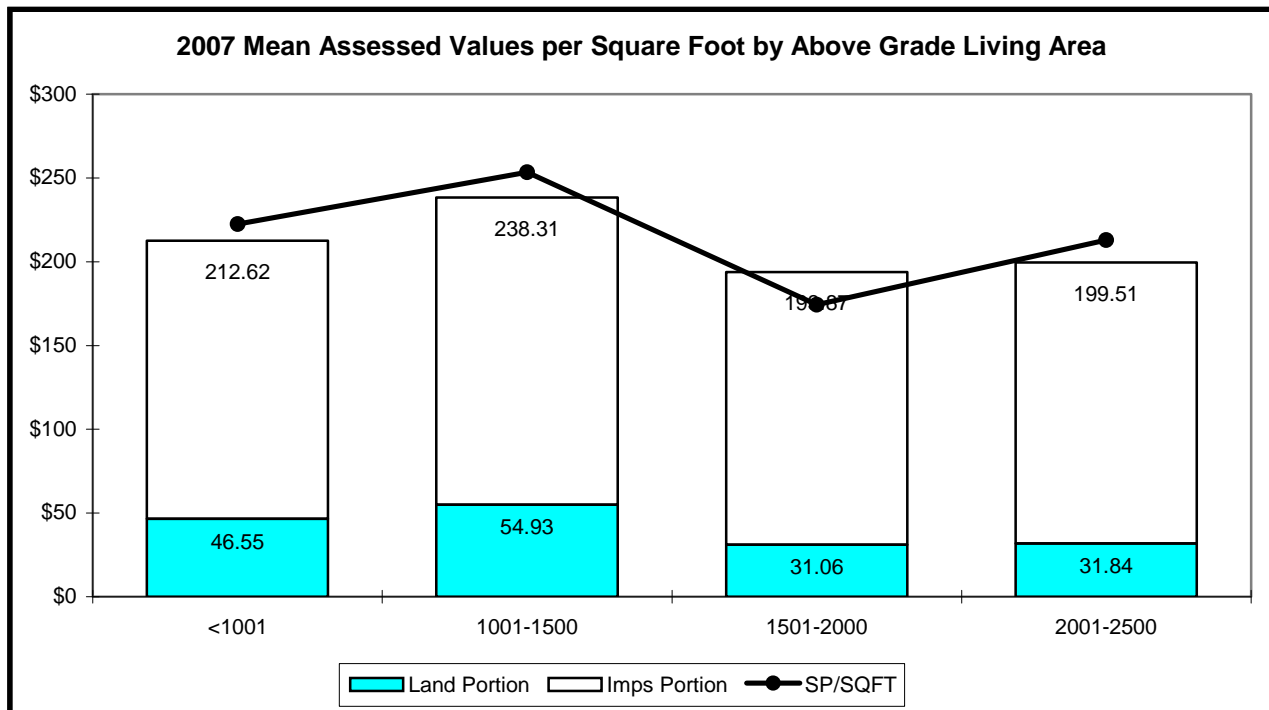
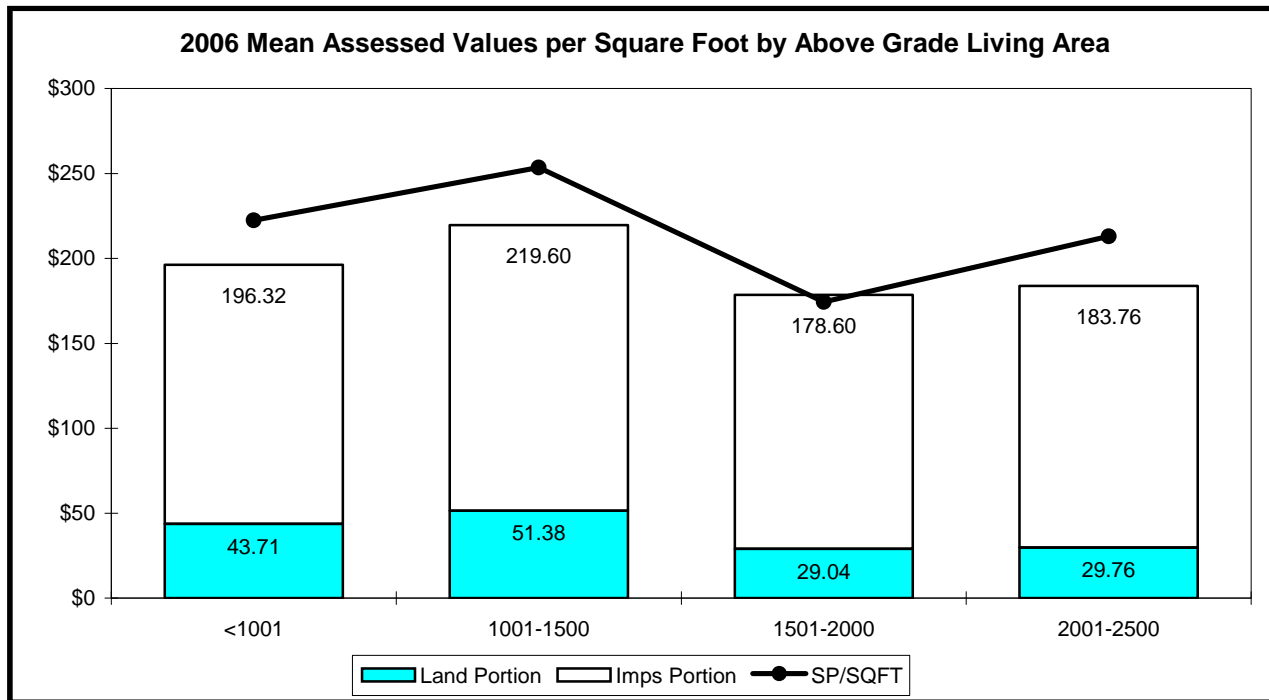
The sales sample frequency distribution indicates that grade 8 homes are overrepresented. The sales sample frequency distribution follows the population distribution loosely with regard to Building Grade. This distribution is fair for both accurate analysis and appraisals.

## Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



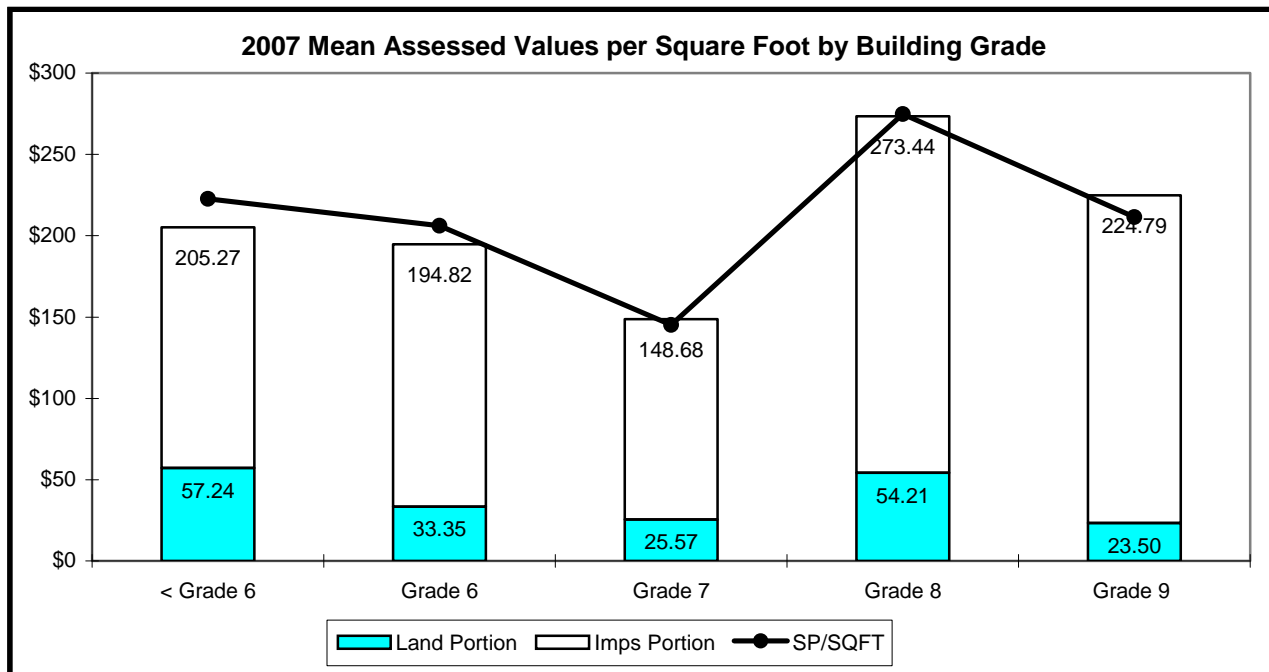
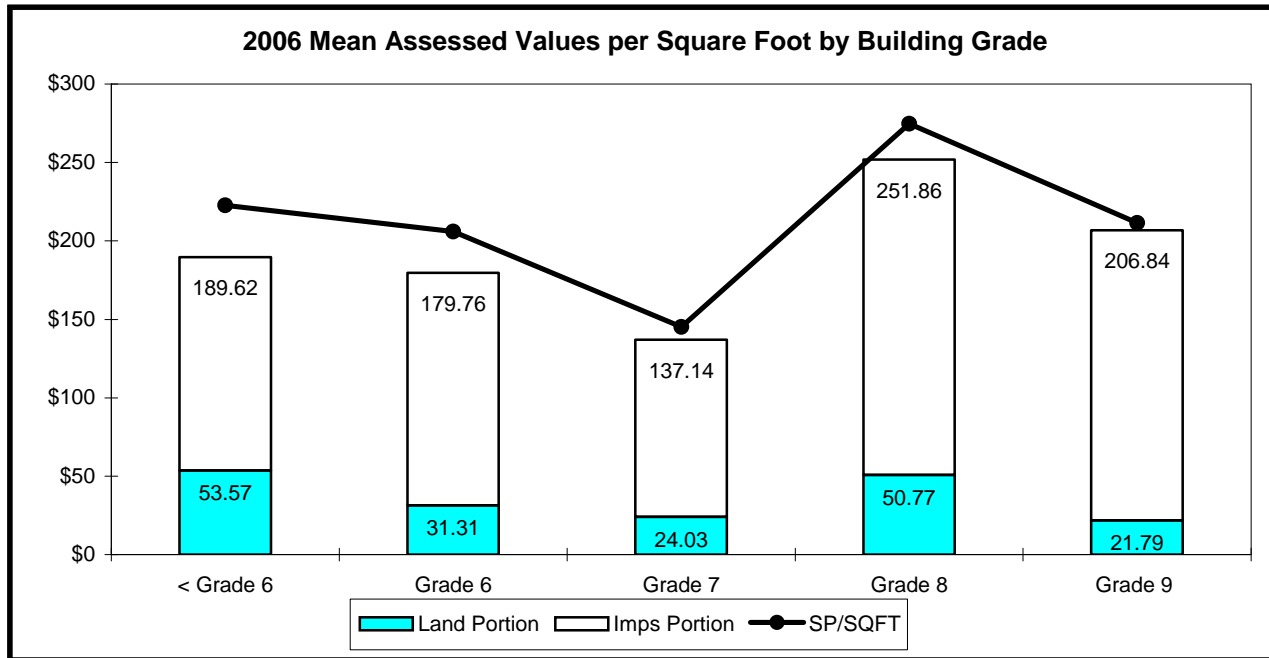
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area



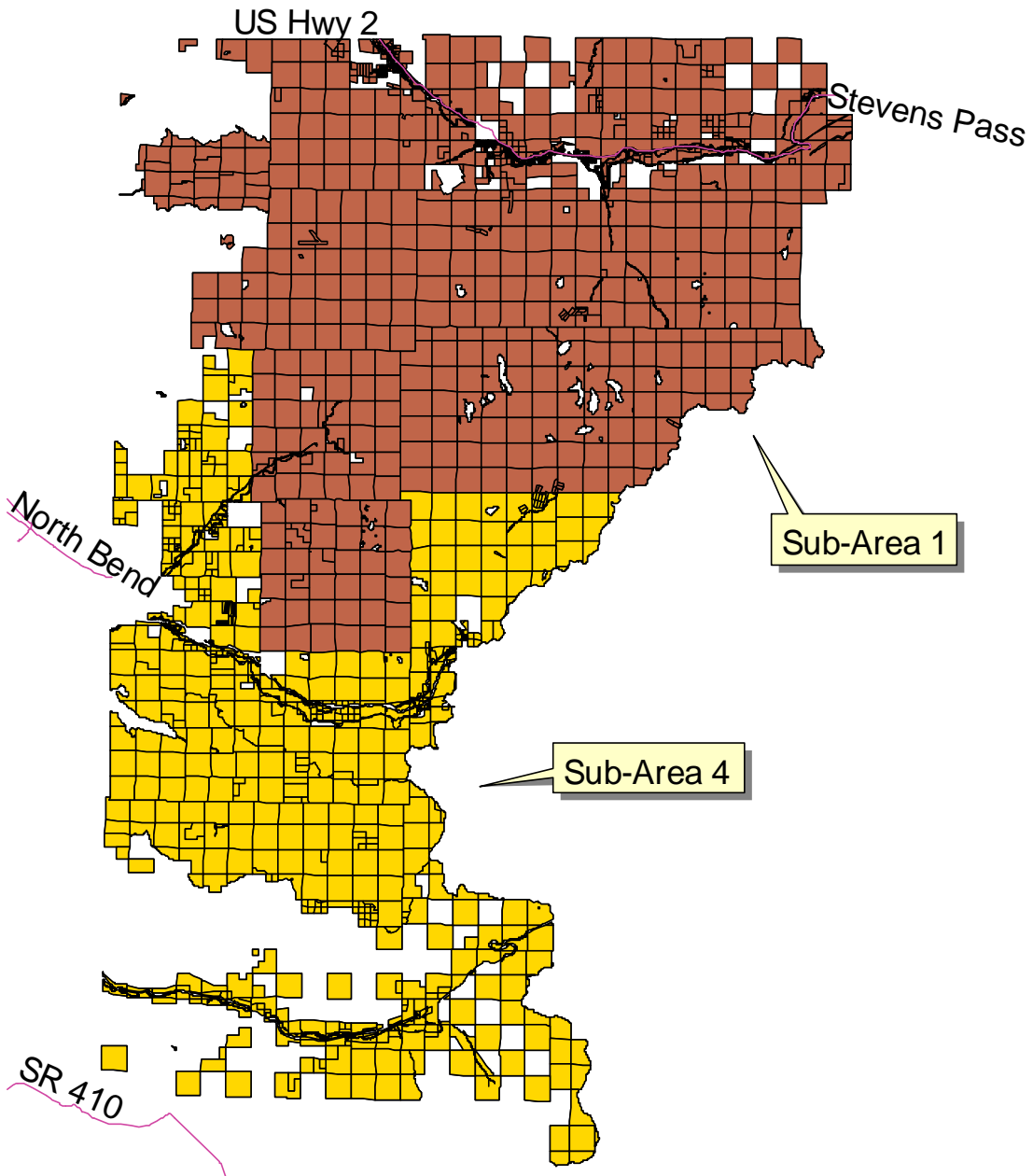
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 90





# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 46 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.08, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 51 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

**There were only 51 sales available for analysis. This is not a large enough statistical sample to develop a variable mass appraisal model. The limited sales only allowed for a single overall adjustment for this area. Area 90 is due to be physically inspected for the 2009 roll year.**

This single overall adjustment will improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .92$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.089)
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- \* Any properties excluded from the annual up-date process are noted in RealProperty.
- \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.089, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 90 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

8.70%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

There were no properties that would receive a multiple upward variable adjustment.

This model corrects for these strata differences.

This area will be physically inspected for 2009 roll year.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 90 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	1	0.679	0.730	7.4%	N/A	N/A
4	2	0.989	1.070	8.2%	-1.297	3.436
5	11	0.849	0.920	8.3%	0.773	1.068
6	10	0.849	0.920	8.4%	0.752	1.088
7	9	0.945	1.025	8.4%	0.854	1.196
8	17	0.922	1.001	8.6%	0.884	1.118
9	1	0.978	1.063	8.7%	N/A	N/A
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1921-1960	6	0.884	0.957	8.3%	0.602	1.312
1961-1970	20	0.925	1.003	8.5%	0.893	1.113
1971-1980	10	0.904	0.981	8.5%	0.817	1.145
1981-1990	3	0.950	1.030	8.5%	0.751	1.310
1991-2000	12	0.871	0.946	8.5%	0.844	1.047
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	1	0.679	0.730	7.4%	N/A	N/A
Average	37	0.914	0.992	8.5%	0.919	1.064
Good	12	0.918	0.996	8.4%	0.847	1.145
Very Good	1	0.747	0.812	8.6%	N/A	N/A
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	16	0.974	1.055	8.3%	0.908	1.201
1.5	28	0.912	0.990	8.5%	0.917	1.062
2	6	0.864	0.938	8.5%	0.766	1.110
3	1	0.646	0.702	8.7%	N/A	N/A

## Area 90 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .982.

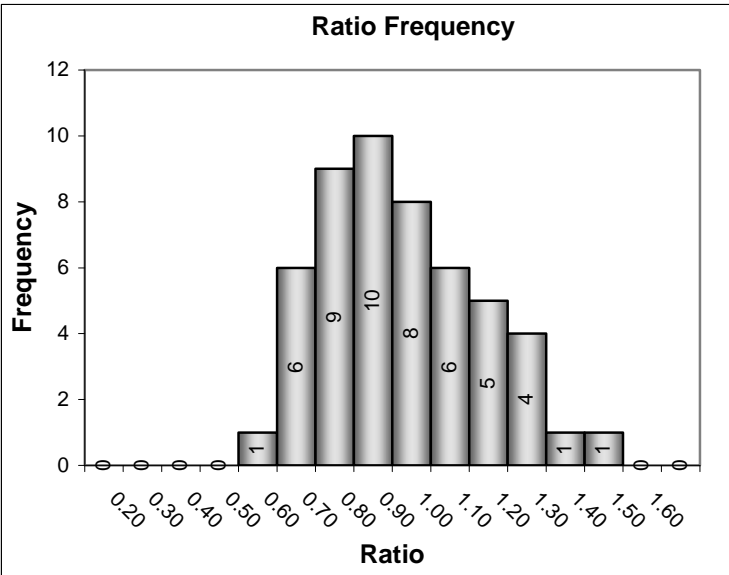
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	16	0.868	0.942	8.6%	0.830	1.054
1001-1500	9	1.023	1.111	8.6%	0.899	1.323
1501-2000	4	0.867	0.942	8.6%	0.777	1.106
2001-2500	22	0.886	0.960	8.4%	0.871	1.048
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	21	0.936	1.014	8.3%	0.915	1.112
Y	30	0.895	0.972	8.5%	0.887	1.057
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	36	0.934	1.014	8.5%	0.944	1.083
Y	15	0.836	0.907	8.4%	0.767	1.047
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	32	0.894	0.968	8.3%	0.884	1.052
4	19	0.915	0.993	8.6%	0.894	1.093
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
05001-12000	19	0.904	0.980	8.5%	0.881	1.080
12001-16000	16	0.877	0.952	8.5%	0.826	1.078
16001-25000	7	1.027	1.113	8.4%	0.880	1.347
25001-43560	4	0.888	0.964	8.5%	0.602	1.326
>1AC	5	0.914	0.990	8.3%	0.689	1.291

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2006	Date of Report: 6/4/2007	Sales Dates: 1/2004 - 12/2006
Area East Rural King County	Appr ID: JPJE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	51		
Mean Assessed Value	225,800		
Mean Sales Price	249,300		
Standard Deviation AV	107,722		
Standard Deviation SP	124,220		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.932		
Median Ratio	0.897		
Weighted Mean Ratio	0.906		
UNIFORMITY		<div>COMMENTS:</div> <div>1 to 3 Unit Residences throughout area 90</div>	
Lowest ratio	0.526		
Highest ratio:	1.414		
Coefficient of Dispersion	18.36%		
Standard Deviation	0.204		
Coefficient of Variation	21.86%		
Price Related Differential (PRD)	1.029		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.838		
Upper limit	0.997		
95% Confidence: Mean			
Lower limit	0.876		
Upper limit	0.988		
SAMPLE SIZE EVALUATION			
N (population size)	657		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.204		
Recommended minimum:	66		
Actual sample size:	51		
Conclusion:	Uh-oh		
NORMALITY			
Binomial Test			
# ratios below mean:	27		
# ratios above mean:	24		
z:	0.420		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

### COMMENTS:

1 to 3 Unit Residences throughout area 90

# Annual Update Ratio Study Report (After)

## 2007 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2007	Date of Report: 6/4/2007	Sales Dates: 1/2004 - 12/2006																								
Area East Rural King County	Appr ID: JPJE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No																								
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.50</td><td>1</td></tr><tr><td>0.60</td><td>1</td></tr><tr><td>0.70</td><td>6</td></tr><tr><td>0.80</td><td>10</td></tr><tr><td>0.90</td><td>8</td></tr><tr><td>1.00</td><td>8</td></tr><tr><td>1.10</td><td>7</td></tr><tr><td>1.20</td><td>4</td></tr><tr><td>1.30</td><td>4</td></tr><tr><td>1.40</td><td>1</td></tr><tr><td>1.50</td><td>1</td></tr></tbody></table>		Ratio	Frequency	0.50	1	0.60	1	0.70	6	0.80	10	0.90	8	1.00	8	1.10	7	1.20	4	1.30	4	1.40	1	1.50	1
Ratio	Frequency																										
0.50	1																										
0.60	1																										
0.70	6																										
0.80	10																										
0.90	8																										
1.00	8																										
1.10	7																										
1.20	4																										
1.30	4																										
1.40	1																										
1.50	1																										
Sample size (n)	51																										
Mean Assessed Value	244,900																										
Mean Sales Price	249,300																										
Standard Deviation AV	117,159																										
Standard Deviation SP	124,220																										
ASSESSMENT LEVEL																											
Arithmetic Mean Ratio	1.010																										
Median Ratio	0.970																										
Weighted Mean Ratio	0.982																										
UNIFORMITY																											
Lowest ratio	0.572																										
Highest ratio:	1.536																										
Coefficient of Dispersion	18.46%																										
Standard Deviation	0.221																										
Coefficient of Variation	21.86%																										
Price Related Differential (PRD)	1.029																										
RELIABILITY																											
95% Confidence: Median																											
Lower limit	0.910																										
Upper limit	1.083																										
95% Confidence: Mean																											
Lower limit	0.950																										
Upper limit	1.071																										
SAMPLE SIZE EVALUATION																											
N (population size)	657																										
B (acceptable error - in decimal)	0.05																										
S (estimated from this sample)	0.221																										
Recommended minimum:	78																										
Actual sample size:	51																										
Conclusion:	Uh-oh																										
NORMALITY																											
Binomial Test																											
# ratios below mean:	27																										
# ratios above mean:	24																										
z:	0.420																										
Conclusion:	Normal*																										
*i.e. no evidence of non-normality																											

COMMENTS:

1 to 3 Unit Residences throughout area 90

Both assessment level and uniformity have been improved by application of the recommended values.

### COMMENTS:

1 to 3 Unit Residences throughout area 90

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.



**Improved Sales Used in this Annual Update Analysis**  
**Area 90**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112610	9026	5/10/04	\$79,500	590	0	3	1936	2	20039	N	Y	63610 NE INDEX CREEK RD
001	864940	0160	9/11/06	\$135,000	660	0	4	1970	3	9035	N	N	12202 762ND AVE NE
001	734970	0320	9/23/04	\$100,500	910	0	4	1975	3	15785	N	N	64417 NE 182ND ST
001	150850	0155	4/21/06	\$117,000	500	0	5	1967	4	5670	N	N	19415 636TH AVE NE
001	734970	0140	6/15/04	\$165,000	700	0	5	1975	3	19125	Y	Y	17921 642ND AVE NE
001	780660	0100	7/28/04	\$128,000	720	0	5	1958	4	5875	Y	Y	19003 640TH LN NE
001	734970	0010	7/28/05	\$187,000	790	0	5	1968	4	20475	Y	Y	18325 642ND AVE NE
001	294310	0225	2/1/06	\$174,000	930	0	5	1995	3	10050	N	N	14612 682ND AVE NE
001	143750	0025	8/30/05	\$151,000	950	0	5	1980	3	30362	N	N	11857 TYE RIVER RD NE
001	022610	9053	10/3/06	\$285,000	1010	0	5	1950	4	12250	Y	Y	18500 639TH AVE NE
001	022610	9016	9/11/06	\$165,000	1040	0	5	1928	3	114998	Y	N	63928 NE STEVENS PASS HWY
001	150850	0040	7/15/04	\$133,900	1080	0	5	1967	3	10214	N	N	63614 NE 194TH PL
001	252611	9020	10/19/04	\$250,000	1090	0	5	1962	3	1067220	Y	Y	74106 NE STEVENS PASS HWY
001	734970	0080	12/27/06	\$113,528	640	0	6	1967	4	14250	Y	Y	18235 642ND AVE NE
001	734970	0080	6/29/04	\$168,000	640	0	6	1967	4	14250	Y	Y	18235 642ND AVE NE
001	864940	0680	4/28/06	\$129,500	710	0	6	1970	4	12950	N	N	12214 757TH AVE NE
001	734980	0720	5/25/06	\$167,000	820	0	6	1984	3	15625	N	N	64431 NE 180TH ST
001	022610	9056	12/9/04	\$196,950	850	0	6	1994	3	5600	Y	Y	64005 NE INDEX CREEK RD
001	260860	0050	10/18/04	\$314,103	860	0	6	1963	3	38688	Y	Y	10043 FOSS RIVER PL NE
001	734980	0970	5/25/05	\$141,500	900	0	6	1980	3	11250	N	N	64634 NE 177TH ST
001	734980	0920	9/12/05	\$169,000	960	0	6	1971	3	13750	N	N	64674 NE 177TH ST
001	864940	0770	8/29/05	\$150,000	960	0	6	1925	4	19100	N	N	75530 NE 122ND ST
001	780560	0080	4/27/06	\$218,000	1470	0	6	1995	3	11625	N	N	538 SKY LN
001	864940	1020	7/26/05	\$140,000	900	0	7	1994	3	9750	N	N	75830 NE 122ND ST
001	864940	0210	1/4/05	\$141,000	910	0	7	1997	3	10374	N	N	12207 763RD AVE NE
001	734970	0210	10/6/04	\$142,100	1250	0	7	1996	3	18200	N	N	64214 NE 179TH ST
001	734980	0490	7/15/05	\$189,000	1410	0	7	1976	3	14350	N	N	18010 646TH AVE NE
001	262611	9113	5/18/04	\$140,000	1610	400	7	1972	3	16250	N	N	702 NE OLD CASCADE HWY
001	864940	0410	10/15/05	\$317,000	1620	0	7	1970	4	10152	Y	Y	75800 NE 123RD ST
001	780560	0060	11/1/04	\$215,000	1780	0	7	1998	3	12936	N	N	534 SKY LN

**Improved Sales Used in this Annual Update Analysis**  
**Area 90**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	252611	9010	4/6/04	\$245,000	2310	0	7	1985	4	191664	N	N	74714 NE STEVENS PASS HWY
001	262611	9103	4/11/05	\$175,000	1740	0	8	1954	3	75794	N	N	NE OLD CASCADE HWY
004	292309	9033	6/27/05	\$245,000	380	0	5	1963	3	65624	Y	Y	49432 SE 172ND ST
004	292309	9025	7/14/04	\$253,500	1060	530	7	1998	3	40195	Y	Y	49920 SE 172ND ST
004	019230	0360	12/14/04	\$314,000	910	620	8	1968	4	9621	Y	N	44 OBER STR
004	019230	0920	9/13/05	\$330,000	1050	700	8	1975	3	14638	Y	N	5 ZURS STR
004	019230	1070	2/26/04	\$277,000	1060	670	8	1968	3	13441	Y	N	39 ALPENTAL STR
004	019230	0280	10/25/04	\$336,000	1090	0	8	1993	3	12253	Y	N	8 SAINT ANTON STR
004	019230	0230	11/8/06	\$485,000	1110	300	8	1969	3	11192	Y	N	3 SAINT ANTON STR
004	019230	0230	10/11/05	\$410,000	1110	300	8	1969	3	11192	Y	N	3 SAINT ANTON STR
004	019230	0570	12/18/06	\$435,000	1120	0	8	1968	3	11695	Y	N	51 OBER STR
004	019230	0370	12/17/04	\$322,000	1160	670	8	1970	3	9853	Y	N	46 OBER STR
004	019230	0940	9/29/04	\$340,000	1260	0	8	1993	3	21788	Y	N	1 ZURS STR
004	019230	0390	10/21/04	\$304,520	1590	560	8	1968	3	9905	Y	N	50 OBER STR
004	019230	0540	6/2/06	\$315,000	1630	500	8	1969	3	10600	Y	N	59 OBER STR
004	019230	1080	6/27/05	\$380,000	1670	0	8	1988	3	25457	Y	N	41 ALPENTAL STR
004	019230	0070	6/2/04	\$500,000	1780	640	8	1998	3	15564	Y	Y	13 OBER STR
004	019230	0420	7/20/04	\$340,000	1980	1080	8	1968	3	14970	Y	N	58 UNTER STR
004	019230	0400	3/22/04	\$499,950	2030	0	8	1993	3	13177	Y	N	52 OBER STR
004	019230	1000	11/1/06	\$590,000	2050	1000	8	1975	5	14804	Y	N	1 LECH STR
004	019230	0040	11/15/04	\$495,000	2340	1300	9	1971	4	11842	Y	Y	7 OBER STR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 90**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	022610	9046	12/18/06	\$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
001	077410	0355	8/12/06	\$192,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	077410	1825	6/27/06	\$110,000	OBSOL;PREVIMP<=25K
001	112610	9066	9/9/04	\$140,000	MULTI-PARCEL SALE
001	150850	0160	11/8/04	\$29,639	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
001	150850	0180	8/6/04	\$159,000	UNFIN AREA
001	252611	9042	3/6/06	\$283,000	PREVLAND<=25K;UNFIN AREA
001	262611	9025	4/13/05	\$265,000	IMP COUNT
001	262611	9026	3/1/06	\$152,000	PREVLAND<=25K;
001	262611	9028	3/30/04	\$129,000	PREVLAND<=25K;
001	262611	9050	4/18/05	\$108,000	PREVLAND<=25K;
001	262611	9051	1/20/04	\$97,000	PREVLAND<=25K;
001	262611	9057	9/13/04	\$110,000	PREVLAND<=25K;
001	262611	9064	6/30/06	\$163,770	PREVLAND<=25K;
001	262611	9064	12/14/04	\$101,000	PREVLAND<=25K;
001	262611	9114	2/13/04	\$98,700	PREVLAND<=25K;
001	272611	9027	10/21/05	\$131,500	PREVLAND<=25K;
001	272611	9027	3/15/05	\$76,000	PREVLAND<=25K;
001	292613	9035	11/9/04	\$99,000	PREVLAND<=25K;
001	292613	9044	9/23/04	\$40,000	DOR RATIO
001	292613	9060	3/24/04	\$47,000	PREVLAND<=25K;UNFIN AREA
001	292613	9061	12/9/05	\$59,000	PREVLAND<=25K;UNFIN AREA;QUIT CLAIM DEED
001	506080	0070	4/14/06	\$30,000	PREVLAND<=25K;PREVIMP<=25K
001	506130	0020	9/21/05	\$130,000	OBSOL;PREVLAND<=25K;UNFIN AREA
001	506130	0025	8/19/04	\$85,000	PREVLAND<=25K;
001	506130	0070	5/15/06	\$65,000	PREVLAND<=25K;
001	506230	0210	6/10/04	\$119,000	PREVLAND<=25K;
001	780660	0110	8/24/05	\$56,000	DOR RATIO;PREVLAND<=25K
001	780660	0112	7/6/05	\$80,000	PREVLAND<=25K;
001	780780	0290	9/6/06	\$193,200	PREVLAND<=25K;
001	780780	0780	4/27/04	\$129,000	PREVLAND<=25K;
001	864940	0010	4/10/06	\$162,500	PREVLAND<=25K;
001	864940	0040	7/17/06	\$184,000	PREVLAND<=25K;
001	864940	0170	4/21/06	\$100,000	PREVLAND<=25K;UNFIN AREA
001	864940	0170	6/3/04	\$105,000	PREVLAND<=25K;UNFIN AREA
001	864940	0800	12/11/06	\$282,432	IMP COUNT;PREVLAND<=25K;EXEMPT EXCISE TAX
001	873270	0180	1/11/06	\$91,000	PREVLAND<=25K;
001	873270	0210	7/27/06	\$160,000	PREVLAND<=25K;
001	873270	0970	10/8/04	\$32,500	DOR RATIO;PREVLAND<=25K
001	873270	0970	10/26/06	\$80,000	PREVLAND<=25K;
001	873270	1130	4/17/06	\$28,000	PREVLAND<=25K;
004	019230	0460	7/26/04	\$285,898	DOR RATIO;OBSOL;EXEMPT FROM EXCISE TAX
004	019230	0460	9/30/04	\$565,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
004	019230	0820	8/5/04	\$500,000	UNFIN AREA;BANKRUPTCY; EXEMPT FROM EXCISE TAX
004	019230	0820	8/5/04	\$490,000	UNFIN AREA;PERSONAL PROPERTY INCLUDED;

***Vacant Sales Used in this Annual Update Analysis  
Area 90***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	022610	9049	5/13/2004	\$70,050	201683	N	N
1	022610	9054	3/20/2006	\$165,000	91911	Y	Y
1	022610	9054	5/28/2004	\$120,000	91911	Y	Y
1	022610	9058	2/12/2004	\$85,000	159865	Y	Y
1	022610	9082	9/13/2006	\$50,000	217800	N	N
1	077310	0510	1/4/2005	\$45,000	58370	N	N
1	077310	2105	11/20/2004	\$35,000	176180	N	N
1	077410	0395	12/4/2006	\$49,500	57400	N	N
1	077410	0395	6/17/2005	\$47,900	57400	N	N
1	077410	1190	6/20/2006	\$55,000	59346	N	N
1	077410	1425	8/1/2006	\$46,500	59346	N	N
1	077410	1710	11/27/2006	\$50,000	55206	N	N
1	077410	1750	10/22/2004	\$45,000	73374	N	N
1	143750	0020	4/26/2006	\$44,000	29853	N	N
1	150850	0070	12/28/2005	\$35,000	10943	N	N
1	150850	0080	10/11/2005	\$25,000	10901	N	N
1	150850	0090	6/27/2005	\$30,000	11068	N	N
1	272611	9016	7/22/2006	\$50,000	125888	Y	Y
1	282611	9028	10/11/2004	\$30,000	169884	N	N
1	282611	9031	12/21/2005	\$59,950	53049	N	N
1	282611	9037	8/30/2005	\$52,500	92617	N	N
1	282613	9015	8/12/2004	\$150,000	1742400	Y	N
1	302612	9036	4/19/2004	\$65,000	192970	N	N
1	322612	9012	6/1/2004	\$35,000	148104	N	N
1	506230	0117	8/11/2006	\$50,000	10000	N	N
1	734980	0220	6/6/2005	\$30,000	15750	Y	Y
1	734980	0790	10/7/2004	\$25,000	9800	N	N
1	864940	0560	10/17/2005	\$30,000	13050	N	N
4	019230	0220	6/12/2006	\$149,000	9271	Y	N
4	019230	0220	10/11/2005	\$60,000	9271	Y	N
4	019230	0240	12/29/2006	\$190,000	9141	Y	NN
4	019230	0240	10/11/2005	\$90,000	9141	Y	N
4	019230	0310	10/26/2005	\$49,500	12208	Y	N
4	019230	0340	11/16/2006	\$129,000	9246	Y	N
4	019230	0340	10/27/2005	\$59,000	9246	Y	N
4	019230	0490	3/16/2005	\$120,000	9495	Y	N
4	019230	0560	12/27/2006	\$150,000	11921	Y	N
4	019230	0560	8/14/2006	\$140,000	11921	Y	N
4	019230	0560	8/14/2006	\$140,000	11921	Y	N
4	019230	0950	3/3/2006	\$153,500	16649	Y	N
4	019230	1030	7/20/2005	\$60,000	12646	Y	N
4	019230	1160	1/13/2004	\$90,000	12457	Y	N
4	252111	9001	6/28/2006	\$823,094	22283118	N	N
4	292309	9029	9/15/2006	\$50,000	28000	Y	Y
4	292309	9041	9/20/2004	\$25,000	21900	Y	Y
4	332311	9024	4/16/2004	\$110,000	67055	Y	N

***Vacant Sales Used in this Annual Update Analysis  
Area 90***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	112610	9096	9/20/2006	\$152,500	DOR RATIO;PREVIMP<=25K;MULTI-PARCEL SALE
1	864940	0030	8/21/2006	\$25,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
1	864940	0050	2/28/2006	\$42,500	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
4	019230	0320	3/4/2005	\$33,500	DOR RATIO;PREVIMP<=25K
4	019230	0950	12/26/2006	\$110,000	PREVIMP<=25K;RELATED PARTY, FRIEND,
4	302011	9002	3/15/2004	\$1,995,000	PREVIMP<=25K;GOV AGENCY; TIMBER/FOREST LAND